

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R96715

Property Information

property address: 4613 S TEXAS AVE
legal description: THARALDSON, LOT 1, "FAIRFIELD INN"
owner name/address: HERITAGE INN # 1
LIMITED PARTNERSHIP
%THARALDSON ENTERPRISES
FARGO, ND 58106-9118
full business name: Fairfield Inn (Marriott)
land use category: Comm-Retail type of business: hotel
current zoning: C2 occupancy status: occupied
lot area (square feet): 55,669 frontage along Texas Avenue (feet): 237.01
lot depth (feet): 231.81 sq. footage of building: 29,620
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): _____ # of stories: 3
type of buildings (specify): concrete

building/site condition: well-maintained structure (5)

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1994 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☒ yes ☐ no (specify) cinder block wall along back edge
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: E/N
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 69
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 16x10 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: landscaping is minimal

Outside Storage

☒ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed?

☒ yes

☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
